

MAPLE GROVE  
PLANNING COMMISSION  
March 8, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on March 8, 2021 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7:00 p.m.

PLEDGE OF  
ALLEGIANCE

ROLL CALL

Planning Commission members present were Chair Craig Lamothe, Chris Ayika, Lorie Klein, Susan Lindeman, Chuck Lenthe, Michael Ostaffe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; Peter Vickerman, Planning Manager; and Scott Landsman, City Attorney.

OATH OF OFFICE

Councilmember Jaeger administered the Oath of Office to newly appointed Planning Commission member Michael Ostaffe. A round of applause was offered by all in attendance.

ITEMS TO BE  
REMOVED FROM  
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

**MINUTES**

A. Regular Meeting – February 22, 2021

**Motion by Commissioner Ayika, seconded by Commissioner Lenthe, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

CONSIDERATION  
OF ITEMS PULLED  
FROM CONSENT  
AGENDA

None.

REVIEW OF THE  
CITY COUNCIL  
MINUTES FROM  
THEIR REGULAR  
MEETING OF  
MARCH 1, 2021

**OLD BUSINESS**

**NEW BUSINESS**

**PUBLIC HEARING**

BOSTON  
SCIENTIFIC  
BUILDING 3 WEST

BOSTON  
SCIENTIFIC  
CORPORATION  
TWO SCIMED  
PLACE

PUD  
DEVELOPMENT  
STAGE PLAN TO  
CONSTRUCT A  
NEW BUILDING.  
THE PROJECT  
WILL CONSIST OF  
A NEW BUILDING  
WITHIN THE  
EXISTING  
PARKING LOT  
WEST OF  
BUILDING THREE  
CONSISTING OF  
APPROXIMATELY  
76,000 GSF OF

Mr. Hogeboom reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level.

No items to present.

Mr. Hogeboom stated Boston Scientific is seeking Planned Unit Development (PUD) development stage plan approval to construct a new building of approximately 76,000 square feet of production space. The proposed addition would be constructed directly to the west of existing building #3 and would be connected via skyway to the other buildings within the overall campus. The building would be constructed in what is currently surface parking area. The request for this development stage plan for the new building coincides with the parking lot expansion that Boston Scientific was approved of in 2020. The applicant has expressed the need for the expansion is due to a current limited availability of available production space within the campus. The product that would be manufactured in this space is currently being produced in building number 2 and will be relocated to this space allowing for more spacing of equipment, materials, and to free up the existing production space that is used for future new product creation. Staff discussed the plans in further detail and made the following recommendation.

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development Agreement approving the Boston Scientific Building 3 West PUD development stage plan, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated February 23, 2021

MANUFACT-  
URING, FUTURE  
SHELL SPACE  
OFFICE AND  
MECHANICAL  
SUPPORT SPACES

- b. The Engineering Department dated February 22, 2021
- c. The Fire Department dated February 23, 2021
- d. The Arbor Committee, dated March 2, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

*Discussion*

*Commissioner Lindeman asked if Boston Scientific would have more jobs in the future and if so, would the site have enough parking. Mr. Hogeboom requested the applicant to address this question. He stated he understood the expansion to the building was for production space. He commented further on how workers were shifting to work remotely after the pandemic.*

*Brandon Provence, Boston Scientific representative, explained 400 parking spaces would be gained through the site plan. He did not anticipate there would be an increased headcount at the campus in the coming years, but rather, people would be working through a hybrid model with more people working remotely.*

*Commissioner Piket questioned if the City received any feedback from the neighbors. Mr. Hogeboom reported staff has not received any comments from the neighborhood regarding this proposal.*

*Commissioner Klein inquired if a tree inventory would be completed for this property. Mr. Hogeboom stated a portion of the Boston Scientific property was within a tree preservation zone, which led to the request for a tree inventory to be completed at some point in the future.*

The applicant was at the meeting to answer questions.

Matt LaVelle, VP of Operations at Boston Scientific, thanked the Commission for their consideration. He explained he was excited about the proposed expansion as this would help his company to help more patients around the world once completed.

Commissioner Lindeman thanked Boston Scientific for being proactive and reaching out to the neighborhood even though this wasn't required.

Paul Crosland, architect with HGA for Boston Scientific, commented on the great working relationship Boston Scientific had with the City of Maple Grove. He stated he appreciated all of the pre-planning that was done prior to this item coming before the Planning Commission.

Chair Lamothe indicated these were unprecedented times and he appreciated that staff had taken a look at both traffic and parking with this request. He wanted to be assured the City was not over parking or under parking developments going forward.

**Motion by Commissioner Ayika, seconded by Commissioner Klein, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development Agreement approving the Boston Scientific Building 3 West PUD development stage plan, subject to:**

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
  - a. The Community & Economic Development Department dated February 23, 2021**
  - b. The Engineering Department dated February 22, 2021**
  - c. The Fire Department dated February 23, 2021**
  - d. The Arbor Committee, dated March 2, 2021**

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**Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

PUBLIC HEARING

RESERVE ARBOR  
LAKES BUILDING

4

DORAN FAMILY

Mr. Vickerman stated the applicant is requesting a Planned Unit Development (PUD) development stage plan, and final plat for the purpose of constructing the fourth and final building in the Reserve Arbor Lakes apartment development. The building is proposed to have 164 units and 216 bedrooms. Staff discussed the plans in further detail and made the following recommendation.

DEVELOPMENT,  
LLC  
  
OUTLOT A,  
ARBOR LAKES  
PARKWAY AND  
VILLAGE WAY  
  
PUD  
DEVELOPMENT  
STAGE PLAN AND  
FINAL PLAT. THE  
PROJECT WILL BE  
A 164-UNIT  
MULTI-FAMILY  
MARKET-RATE  
APARTMENT  
BUILDING WITH  
TWO LEVELS OF  
PARKING AND A  
LOWER LEVEL  
TUNNEL  
CONNECTION TO  
THE FIRST  
BUILDING

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Reserve Arbor Lakes Building 4 PUD development stage plan and final plat, subject to:

1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated March 3, 2021
  - b. The Water Resources Engineer dated February 17, 2021
  - c. The Fire Department dated February 12, 2021
  - d. The Parks & Recreation Department dated February 16, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

*Discussion*

*Commissioner Lenthe expressed concerns regarding noise along Hemlock Lane. He questioned if a noise study should be done for this project. Mr. Vickerman stated he spoke with the applicant regarding noise concerns for both traffic and active mining that was taking place east of this site. He reported the applicant would be working with an acoustical engineer that looks at noise impacts and makes recommendations to properly insulate the windows to ensure there are not noise concerns inside the building.*

*Commissioner Ostaffe questioned if the additional parking was for the residents of the new building or would this be available to the entire complex. Mr. Vickerman deferred this question to the applicant.*

The applicant was at the meeting to answer questions.

Evan Doran, Doran Development, explained all of the buildings within The Reserve have assigned parking stalls underground and

surface stalls were for the greater community.

Chair Lamothe requested further information regarding the parking ratio change. Mr. Doran discussed the parking ratio adjustments that were made for this building, noting there was an increased demand for parking.

**Motion by Commissioner Lenthe, seconded by Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Reserve Arbor Lakes Building 4 PUD development stage plan and final plat, subject to:**

- 1. The applicant addressing to the satisfaction of the City any remaining applicable comments contained in the memorandums from:**
  - a. The Community & Economic Development Department dated March 3, 2021**
  - b. The Water Resources Engineer dated February 17, 2021**
  - c. The Fire Department dated February 12, 2021**
  - d. The Parks & Recreation Department dated February 16, 2021**

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**Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

## **DISCUSSION ITEMS**

There were no discussion items.

## **ADJOURNMENT**

**Motion by Commissioner Ayika, seconded by Commissioner Lenthe, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

Chair Lamothe adjourned the meeting at 7:31 p.m. to the next regularly scheduled meeting of the Planning Commission

scheduled for March 29, 2021.